



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
MARCH 14, 2023 - 05:30 PM  
CITY HALL-COUNCIL CHAMBERS  
415 WEST UNIVERSITY DR.  
EDINBURG, TEXAS 78539**

**AGENDA**

1. Call Meeting To Order, Establish Quorum
  - A. Prayer
  - B. Pledge of Allegiance
2. Certification of Public Notice
3. Disclosure of Conflict of Interest
4. Meeting Procedures

The following are the meeting procedures used by the Planning and Zoning Commission:

- A. All the items are generally considered as they appear on the agenda. As each item is introduced
  - B. Staff will present its findings and recommendation on the item being considered.
  - C. The party making the request may make a presentation and may address the Commission on any issues arising during the discussion of the item being considered
  - D. Anyone in the audience desiring to speak in favor or in opposition may do so. A 3-5 Minute time limit will be given to each person interested in speaking on the item. The use of a spokesperson for large groups of people will be required.
  - E. Once the Chair close the public hearing, the commission may question anyone and maintain any discussion which clarifies the proposal and will take what action it feel to be appropriate.
5. **PUBLIC COMMENTS**
    - A. If you would like to participate under public comments, you must submit a request beginning at 9:00 A.M. the day of the meeting by (a) sending an email to [PublicHearing@cityofedinburg.com](mailto:PublicHearing@cityofedinburg.com) or (b) calling the Planning & Zoning Department at 956-388-8202. All request should include your name, address, and telephone number. We ask for everyone's cooperation in following this procedure.

6. **MINUTES**

- A. Consider Approval of the Minutes for February 14, 2023

7. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Residential, Primary (RP) District to Commercial, Neighborhood (CN) District, a one-acre tract of land out of the Southwest corner of Block Twenty-Six (26) of Kelly-Pharr Subdivision, located at 3902 South Sugar Road, as requested by Farmed Projects LLC
- B. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Multifamily and Urban (RM) District, a 2.0 acre tract of land, more or less, being the East 2.00 acres of the West 2.68 acres of the South ½ of Lot 8, Section 244, Texas-Mexican Railway Company's Survey Subdivision, located at 501 East Rogers Road, as requested by Diana Ortiz on behalf of Hieh Nyugen
- C. Consider the Rezoning Request from Commercial, General (CG) District to Residential, Multifamily and Urban (RM) District, being the east 5.0 acre tract of land, out of Lot 15, Block 37, Santa Cruz Gardens Unit No. 2 Subdivision, located at 905 East Davis Road, as requested by Abakwa Partners LLC
- D. Consider the Rezoning Request from Commercial, Neighborhood (CN) District to Residential, Multifamily and Urban (RM) District, Lots A, B, C, D, and E, McColl Manor Subdivision, located at 2622, 2614, 2610, 2606, and 2602 North McColl Road, as requested by Mario A. Salinas, PE, on behalf of Yosvasq, LLC
- E. Consider the Rezoning Request from Commercial, Neighborhood (CN) District to Residential, Multifamily and Urban (RM) District, a 3.152 acre tract of land, more or less, out of Lot 3, Block 1, A.J. & McColl Subdivision, located at 2400 West Canton Road, as requested by SDI Engineering, LLC, on behalf of Raul Villarreal
- F. Consider the Rezoning Request from Industrial, General (IG) District to Commercial, General (CG) District, 6.252 acres out of Lot "G", Santa Cruz Ranch Subdivision, located at 101 East Monte Cristo Road, as requested by Melden & Hunt, Inc., on behalf Monte Cristo Plaza II LLC
- G. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Multifamily and Urban (RM) District, a 18.623 acre tract being the south 19.52 acres of Lot 10, Section 244, Texas-Mexican Railway Company's Survey Subdivision, located at 2600 North Closner Boulevard, as requested by Vista Property Investments, LLC, on behalf of EIA Properties LTD

8. **CONSENT AGENDA**

- A. Consider the Preliminary Plat approval of AMIG Heights Subdivision, being a 3.24 acre tract of land out of Lot 27, Kelly-Pharr Subdivision, located at 408 West Wisconsin Road, as requested by HLG Plan Services
  
- B. Consider the Preliminary Plat approval of Las Fuentes Heights at Rincon Subdivision, being a 3.15 acre tract of land out of Lot 3, Block 1, A.J. McColl Subdivision, located at 2400 West Canton Road, as requested by SDI Engineering
  
- C. Consider the Preliminary Plat approval of Brownwood Subdivision Phase 3, being a 5.00 acre tract of land out of Lot 9, Section 233, Texas-Mexican Railway Company Survey Subdivision, located at 1205 Hoehn Road, as requested by HLG Plan Services

9. **OTHER BUSINESS**

- A. Presentation, discussion, and possible action on proposed UDC changes.

10. **INFORMATION ONLY**

- A. Attendance Roster

11. **ADJOURNMENT**

I hereby certify that this notice of meeting was posted in accordance with the Open Meetings Act, V.T.C.A., Government Code, Section 551.041, at the Edinburg City Hall Building, 415 West University Drive, Edinburg, Texas, visible and accessible to the general public after regular working hours, at 4:00 P.M. on Friday February 10, 2023.



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Claudia Mariscal, Administrative Assistant

**NOTICE**

**PERSONS WITH DISABILITIES WHO NEED TO COMMUNICATE MORE EFFECTIVELY WITH CITY OFFICIALS AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED ARE REQUESTED TO CONTACT THE OFFICE OF THE CITY SECRETARY AT (956) 388-8204 THREE WORKING DAYS PRIOR TO ANY MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.**